

ABSTRACT OF THE DISCLOSURE

The invention is a method wherein a third party, a guarantor, runs a qualifying check on a potential renter. If a potential renter qualifies against the guarantor's criteria which are less demanding than the conventional criteria used by typical apartment complex management, the guarantor warrants the landlord (apartment complex management) against default by the renter. With this degree of assurance, the landlord is willing to lease the space.

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